003.0	0004	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	983,200	/	983,200
USE VALUE:	983,200	/	983,200
ASSESSED:	983,200	/	983,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VROTSOS PETER K & MARIA A
Owner 2:	
Owner 3:	
Street 1:	60 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2768 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	523,600	4,800	454,800	983,200
Total Card	0.114	523,600	4,800	454,800	983,200
Total Parcel	0.114	523,600	4,800	454,800	983,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.20 | /Parcel: 355.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3141
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!313!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	523,600	4800	4,950.	454,800	983,200		Year end	12/23/2021
2021	104	FV	499,900	4800	4,950.	454,800	959,500		Year End Roll	12/10/2020
2020	104	FV	500,000	4800	4,950.	454,800	959,600	959,600	Year End Roll	12/18/2019
2019	104	FV	384,200	4800	4,950.	483,200	872,200	872,200	Year End Roll	1/3/2019
2018	104	FV	384,200	4800	4,950.	352,500	741,500	741,500	Year End Roll	12/20/2017
2017	104	FV	337,700	4800	4,950.	307,000	649,500	649,500	Year End Roll	1/3/2017
2016	104	FV	337,700	4800	4,950.	261,500	604,000	604,000	Year End	1/4/2016
2015	104	FV	300,700	4800	4,950.	255,800	561,300	561,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:19:33

LAST REV

Date	Time
01/23/18	09:31:13

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11514-360		5/29/1968			No	No		N

USER DEFINED

Prior Id # 1:	3141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2016	1310	Re-Roof	8,000	C				
11/8/2002	946	Manual	5,500					REPLACE GUTTERS AN

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2018	Missed Appt.	PH	Patrick H
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07304597
Const Adj.:	0.98500049
Adj $ / SQ:	190.251
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711444
Depreciation:	187821
Depreciated Total:	523623

COMMENTS

GARAGE HAS NO DOORS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

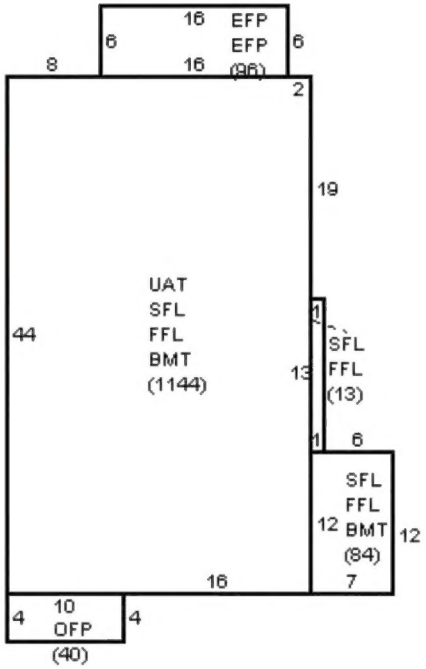
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.25
Special Features:	0	Val/Su Net:	123.84
Final Total:	523600	Val/Su SzAd	210.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,241	190.250	236,102
SFL	Second Floor	1,241	190.250	236,102
BMT	Basement	1,228	57.080	70,089
UAT	Upper Attic	286	133.180	38,088
EFP	Enclos Porch	192	40.780	7,830
OFP	Open Porch	40	43.340	1,734

Net Sketched Area:	4,228			Total:	589,945
Size Ad	2482	Gross Area	5086	FinArea	2768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400
19	Patio	D	Y	1	10x14	A	AV	1960	4.93	T	40.8	104			400			400

More:	N	Total Yard Items:	4,800	Total Special Featues:	Total: 4,800

IMAGE

AssessPro Patriot Properties, Inc